

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: F. Sultan/Inflatable Xperts

Case #: 141-R-02

Date: 12/10/02

Comments:

No comments.

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Division: Engineering

Member: Tim Welch
Engineering Design
Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-
5275
Email:
timw@cityfort.com

Project Name: F. Sultan/Inflatable Xperts

Case #: 141-R-02

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Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Are we correct to assume that no additional water and sewer services are required for the existing Building ?
3. Please review Section 47-20.5.C.2 this site proposes to utilize off site public right of way (the alley) for parking circulation. This design component is prohibited by this section of the City Code.
4. There is insufficient stacking distance provided at the main entrance to the site as referenced in Section 47-20.5 of the City Code of Ordinances. A twenty-two (22) foot stacking distance is required.
5. Please review Section 47-20.11 for geometric standards for parking spaces. The single loaded angled parking proposed on the east side of the site is serving spaces which exceed an inclination of 30 degrees. It appears that a stall depth of 19' 1-1/8 inch would be necessary for 45 degree oriented

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parking. The angle is not indicated but appears to be approximately 45 degrees. Please review and consider (if this parking will be designed) what proportional dimensions would be per the table provided in 47-20.11.

6. All (4) stop bars are to be designed a minimum (center of bar to edge of crossing pavement) dimension of four (4) feet. FDOT design standards shall apply to these improvements.
7. Proposed signs (Do Not Enter, One Way, etc.) on site shall be per MUTCD standards.
8. Proposed sidewalk and ramps do not appear to conform to City's standard details and specifications. Please request a design from a Florida Licensed Engineer for right of way improvements. The engineer shall design sidewalk and accessible ramp connections with proposed ingress/egress points in conformance with FDOT design standards, referencing appropriate indexes.
9. Truncated dome detectible warnings are required on all access ramps (pedestrian) and shall conform to Section 705 of the American National Standard.
10. Dashed lines are shown on sheet SP-1 for what appears to be designated as a fire lane. It is not apparent what the inside and outside radii are so please add this geometry to the plan and verify adequacy with Fire Department.
11. The engineer shall prepare a paving, grading, and drainage plan which identifies the type of curbing, elevation, and include a detail as found in the City Engineering Department's Construction Standards and Specifications.
12. The paving and drainage plan shall also include design sufficient for directing contractor to correctly reconstruct curb return from U.S. 1 to S.E. 23 Street on new alignment and accurately indicate where new sidewalk is to be constructed and finished.
13. The access to the existing roll up door indicated to remain on Sheet SP-1 should be removed. This access is too close to the intersection of Federal Highway and the main project entrance, and will potentially impact vehicles queuing to enter the trafficway (U.S. 1) and potentially hinder site circulation and sight distance requirements. This access also presents a potential hazard to pedestrians on the public walkway.

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14. A photometric design appears necessary to indicate that lighting levels will be provided for the proposed parking in accordance with Section 47-20.14 of the City Code of Ordinances.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: F. Sultan/Inflatable Xperts

Case #: 141-R-02

Date: 12/10/02

Comments:

N/C

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	F. Sultan/Inflatable Xperts	Case #:	141-R-02
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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: F. Sultan/Inflatable Xperts

Case #: 141-R-02

Date: 12/10/02

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All planting to be in accordance with FPL guidelines for planting in the vicinity of powerlines.
2. Indicate any trees or palms (existing) that would be affected by the new construction(if any). All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member:

Project Name: F. Sultan/Inflatable Xperts

Case #: 141-R-02

Date: 12/10/02

Comments:

Request: Site Plan Review/ 8,085 sq. ft. retail (B-1)

1. Since the previous request to rezone was tied to a specific site plan that was approved on December 19, 2000 by City Commission (Ordinance # 00-77), and since the site plan now proposed is different from the previously approved site plan, the applicant will be required to go through Site Plan Level IV Review (i.e. DRC, P&Z Board, and City Commission) for site plan / rezoning approval pursuant to Table I, Sec. 47-24 and Sec. 47-28.J. "Allocation of Commercial Uses within an Employment Center Land Use".
2. On the site plan, please show footprints of adjacent buildings east of alley as well as north of site and indicate their setbacks from property line.
3. On the site plan, please show exact boundary lines of the B-1 and RMM-25 zoning districts to the north of the site.
[Note that, pursuant to Sec. 47-25.3.d., any nonresidential use that is contiguous to residential property shall meet the bufferyard requirements (which include landscaping and a wall)].
4. On the site plan, please show location of all lighting standards on the subject property.
5. Please provide a photometric plan for the entire site that indicates the light levels at all adjacent property lines and across any adjacent right-of-ways.
6. Please provide a narrative that states how the proposed plan meets ALL the Neighborhood Compatibility Requirements as specified in Sec. 47-25.3 as well as the Adequacy Requirements as stated in Sec. 47-25.2.
7. Discuss with both the Engineering and Zoning Representatives whether the alley is being used for traffic circulation on site and whether this proposal is in accordance with Sec. 47-20.5. Discuss proposed location of dumpster enclosure and its accessibility with the Engineering Representative.
8. Pursuant to Sec. 47-20, Table 1, the parking requirements for retail uses are 1 parking space per every 250 square feet of gross floor area. Since the proposed square footage of the

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building is 8,085 sq. ft., 32 parking spaces (**rounded down**) would be required. Since the site plan shows only 28 parking spaces to be provided, the applicant must apply for a **parking reduction of 4 parking spaces**. The applicant should review Sec. 47-20.3 for the application requirements and criteria for a parking reduction.

9. Please provide a narrative that describes the proposed operation. This narrative should include plans for the servicing of this building, security features, trash management plans, external signage and lighting systems, proposed hours of operation and number of employees.
10. The applicant is strongly encouraged to contact the neighborhood association (Harbordale Civic Association) and apprise them of the proposed site plan, the proposed operation, and the requests for both flex allocation (rezoning) and a parking reduction.
11. To summarize comments # 1 and # 8, please note that both Parking Reduction Requests and Site Plan with flex allocation (rezoning) require both DRC and P&Z Review. A site plan with flex allocation also requires City Commission approval.
12. An additional DRC Review may be required if these comments are not responded to within 90 days.
13. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	F. Sultan/Inflatable Xperts	Case #:	141-R-02
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Comments:

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will all roll up doors have secondary locking devices?
4. Will first floor entry doors have 180 degree viewing devices? (peep hole)
5. All entry doors and locking devices will have sufficient security rating.
6. All doors and windows should have an annunciating device to alert employees to an unsecured opening.
7. Will there be a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
8. Will CCTV be used for entry/exit doors, interior showrooms, office areas, restrooms, and parking lot areas?
9. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: F. Sultan/Inflatable Xperts

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Date: 12/10/02

Comments:

1. A parking reduction is required pursuant to section 47-20.3 for five (5) parking spaces.
2. Site plan revision and Ordinance change requires a site plan level IV review.
3. Discuss buffer wall requirements of section 47-25.3 with applicant.
4. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at DRC meeting.